

**BOARD OF ZONING APPEALS AGENDA
NOVEMBER 2, 2004**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, November 2, 2004, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

MATTERS PRESENTED BY BOARD MEMBERS

- 9:00 A.M. TRUSTEES FOR THE BETHLEHEM BAPTIST CHURCH (A/K/A FAIR OAKS BAPTIST CHURCH), SPA 80-S-067-02 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 80-S-067 previously approved for a church and school of general education to permit a reduction in land area and change in permittee. Located at 4601 West Ox Rd. on approx. 29.08 ac. of land zoned R-1 and WS. Springfield District. Tax Map 56-1 ((1)) 11H and 11 I pt.; (Formerly known as 56-1 ((1)) 10, 11C, 11E, 11F pt. and 11G.) (Admin. moved from 10/12/04 at appl. req.)
- 9:00 A.M. FORREST & MARVA HATCHER, VC 2003-PR-194 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of fence greater than 4.0 ft. in height in front yard and 7.0 ft. in height in side and rear yards and storage structure exceeding 200 sq. ft. in gross floor area. Located at 2747 Oldewood Dr. on approx. 27,921 sq. ft. of land zoned R-3. Providence District. Tax Map 49-2 ((1)) 121. (Concurrent with SP 2003-PR-054). (Continued from 3/2/04) (Decision deferred from 5/4/04)
- 9:00 A.M. FORREST & MARVA HATCHER, SP 2003-PR-054 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to the minimum yard requirements based on error in building location to permit deck and dwelling to remain 2.5 ft. with eave 1.5 from side lot line and accessory structures to remain 0.0 ft. and 1.0 ft. from side lot line. Located at 2747 Oldewood Dr. on approx. 27,921 sq. ft. of land zoned R-3. Providence District. Tax Map 49-2 ((1)) 121. (Concurrent with VC 2003-PR-194). (Continued from 3/2/04) (Decision deferred from 5/4/04)
- 9:00 A.M. ESFANDIAR KHAZAI, VC 2004-DR-111 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit the subdivision of one lot into two lots with proposed Lot 2 having a lot width of 20.0 ft and to permit existing dwelling 9.0 ft. from front lot line. Located at 7072 Idylwood Rd. on approx. 1.27 of land zoned R-2. Dranesville District. Tax Map 40-1 ((1)) 12.
- 9:00 A.M. A. DANE BOWEN, JR., VC 2004-MA-113 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit existing dwelling 6.7 ft. with eave 6.3 ft. from the side lot line. Located at 6330 Hillcrest Pl. on approx. 10,515 sq. ft. of land zoned R-3. Mason District. Tax Map 72-1 ((7)) 74.

- 9:00 A.M. CHUNG AE AUH, SU HAK AUH, VC 2004-MA-078 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit parking spaces less than 10.0 ft. from the front lot line and front yard coverage greater than 25 percent. Located at 4119 Hummer Rd. on approx. 26,939 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 59-4 ((6)) 20B. (Concurrent with SP 2004-MA-024). (Admin. moved from 8/3/04 at appl. req.)
Admin. Moved to 12/21/04 at appl. req.
- 9:00 A.M. CHUNG AE AUH, SU HAK AUH, SP 2004-MA-024 Appl. under Sect(s). 8-907 and 8-914 of the Zoning Ordinance to permit a home professional office and reduction to minimum yard requirements based on error in building location to permit dwelling to remain 30.8 ft. and roofed deck 25.6 ft. and stairs 20.9 ft. from front lot line and addition to remain 9.2 ft. from side lot line. Located at 4119 Hummer Rd. on approx. 26,939 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 59-4 ((6)) 20B. (Concurrent with VC 2004-MA-078). (Admin. moved from 8/3/04 at appl. req.)
Admin. Moved to 12/21/04 at appl. req.
- 9:30 A.M. RON JOHNSON, A 2004-MA-013 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is conducting a use on property in the R-3 District which is not in substantial conformance with the conditions of Special Exception Amendment SEA 81-M-034 in violation of Zoning Ordinance provisions. Located at 6071 Arlington Blvd. on approx. 10,300 sq. ft. of land zoned R-3, SC and CRD. Mason District. Tax Map 51-4 ((2)) (A) 8. (Deferred from 7/27/04)
- 9:30 A.M. THOMAS A. HUHN, A 2004-MA-017 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has erected an addition (a deck and pergola), which does not comply with the minimum bulk regulations for the PDH-8 District and was constructed without a valid Building Permit, in violation of Zoning Ordinance provisions. Located at 4522 Shoal Creek Ct. on approx. 2,100 sq. ft. of land zoned PDH-8 and HC. Mason District. Tax Map 71-2 ((34)) (9) 47. (Deferred from 8/10/04 for notices)
Withdrawn
- 9:30 A.M. HUNTERS VALLEY ASSOCIATION & HUNTERS VALLEY RIDING CLUB, A 2004-SU-021 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the use of a portion of property in the R-E District as an equestrian riding ring constitutes a second principal use of the property and that such use was established without approval of a Special Permit, a Special Exception, a Resource Protection Area Exception, a site plan and a Non-Residential Use Permit, all in violation of Zoning Ordinance provisions. Located at 10856 Flowerstone St. on approx. 7.21 ac. of land zoned R-E. Sully District. Tax Map 37-1 ((23)) 5. (Admin. moved from 10/19/04)

JOHN DIGIULIAN, CHAIRMAN